

McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
24 OCTOBER 2013 MEETING AGENDA
McKENZIE MUNICIPAL COMPLEX @ 4:30 PM

- I. Call to Order
- II. Roll Call / Establishment of a Quorum
- III. Approval of Agenda
- IV. Reading and Approval of the Minutes
- V. Bethel University Update Report by Interim President Walter Butler
- VI. Old Business
 - A. Review of the Casey's General Stores Inc Rezoning Request pertaining to property located on Forrest Avenue
 - B. Review of the Casey's General Stores Inc Development Site Plan
- VII. New Business
 - A. Discussion of the Depot Renovation Site Plan by Mr. Billy Barksdale
 - B. Review of the Steven Russell Re-subdivision (Minor) Plat pertaining to property located on Paris Pike
- VIII. Other Business
 - A. Review of the Ordinance to amend the Current Provisions Governing Signs within the Zoning Ordinance of McKenzie, Tennessee
 - B. November Agenda & Regular Planning Commission Meeting Schedule by Chairman Dean Robb
- IX. Adjournment



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MEMORANDUM

TO: McKenzie Municipal-Regional Planning Commission
FROM: Shelton I. Merrell, Regional Planner
DATE: 16 October 2013
SUBJECT: STAFF REPORT FOR THE OCTOBER AGENDA ITEMS

OLD BUSINESS

1. Review of the Casey's General Stores Inc Rezoning Request

Background:

Nancy Tjarks, Real Estate / Store Development Assistant Administrator for Casey's General Stores Inc, has submitted a rezoning application to the City of McKenzie in order to have a certain portion of property located on Forrest Avenue rezoned from R-2 (Medium Density Residential) to B-2 (Highway Business). It is not located within an area of one percent (1%) chance of periodic flooding and is owned by Mr. Nicky Joe Stafford. The property is further described as a portion of tax parcel 020.00, group "E", Carroll County tax map 012L.

Analysis:

The applicant desires to rezone a portion of aforementioned property in order to construct a convenient store on its premises. Staff has prepared the following illustration utilizing imagery produced from the State of Tennessee Property Data Assessment Page depicting the subject area proposed for rezoning:



Portion of Tax Parcel 020.00, Group "E", Carroll County Tax Map 012L

After visiting the subject property, staff noticed it was indeed vacant. It is also located adjacent to an existing B-2 (Highway Business) District. An existing business is located south of the proposed rezoning site as well. Due to the majority portion of the existing property in addition to the property located south of its boundary already being zoned B-2 (Highway Business), staff does not foresee any adverse effects that could occur if the subject area were to be rezoned.

Recommendation:

Staff recommends the McKenzie Municipal-Regional Planning Commission to send a positive recommendation of endorsement pertaining to the Casey's General Store Inc rezoning request.

2. Review of the Casey's General Store Inc Development Site Plan

Background:

Representatives of Casey's General Store Inc have submitted a site plan for a proposed gasoline station and convenient store on property located at the intersection of Forrest Avenue and Highland Drive (U.S. Highway 79). Said property comprises of 1.6 +/- acres and is not situated within an established area of one percent (1%) chance of periodic flooding. The property is owned by Mr. Nicky Joe Stafford and is further described as Tax Parcel 020.00, Carroll County Tax Map 012L, Group "E".

Analysis:

The submitted site plan depicts a 4,223 square feet convenient store building with a proposed finished floor elevation of 487.12 feet. It also illustrates 11 regular and one (1) handicapped parking space. There are also six (6) employee parking spaces that are shown within the northern section of the property near the entrance via Forrest Avenue. The proposed canopy area encompasses roughly 5,544 square feet. Underneath this area will be located six (6) gasoline dispensers. There are three (3) existing lampposts that will be removed. There are two (2) 35' wide access points illustrated. Part of the proposed construction will take place over an existing undedicated street named "Henderson Road". The remainder of the undedicated road will serve as a 50' access easement for the existing business located on tax parcel 020.02, Carroll County tax map 012L, Group "E". The site plan depicts an existing 20' drainage easement located near Forrest Avenue close to its intersection with Highland Drive. The proposed dumpster enclosure will contain a 28' chain link fence with vinyl slats. Staff has the following concerns regarding the proposed site plan submittal:

- 1) The site plan does not illustrate storm water collection methods or drainage calculations in accordance with Section 11-702, Number 7, Letter (b), (2), (ix) & (x) of the Zoning Ordinance of McKenzie, Tennessee;
- 2) The site plan does not depict a proposed grading and drainage plan with calculations in accordance with Section 11-702, Number 7, Letter (b), (2), (x) of the Zoning Ordinance of McKenzie, Tennessee;
- 3) The site plan does not contain the certificate by a licensed surveyor, engineer, architect certifying that the plan as shown is true and correct in accordance with Section 11-702, Number 7, Letter (b), (1), (x);
- 4) Staff believes the proposed parking arrangement for employees might be impractical. Staff suggests the developer place the dumpster enclosure area further west so that the employee parking spaces could be located in the rear or side of the convenient store building;
- 5) Besides grass, there is not any proposed vegetation illustrated for landscaping purposes.
- 6) The proposed lighting plan has not been provided.

Recommendation:

Staff recommends approval subject to the aforementioned concerns being addressed and or corrected.

NEW BUSINESS

1. Discussion of the Depot Renovation by Mr. Billy Barksdale

Background:

Mr. Billy Barksdale will discuss proposed renovations to the Depot during the meeting for informational purposes.

2. Review of the Steven Russell Re-subdivision (Minor) Plat

Background:

Mr. Andrew Stokes, of Stokes Surveying LLC, submitted the aforementioned minor plat on behalf of one Mr. Steven Russell and Brittani Sisemore regarding property located on Paris Pike. The subject property is zoned R-1 (Low Density Residential) and comprises of 13,608 square feet or 0.30 of an acre. The property is not situated within an area of one percent (1%) chance of periodic flooding and is further described as tax parcels 09.00 (Russell) & 10.00 (Sisemore), Carroll County tax map 11.

Analysis:

The submitted plat depicts 0.05 of an acre or 2,268 square feet being combined unto the rear of tax parcel 10.00 from tax parcel 09.00 belonging to Mr. Steven Russell. The plat meets the requirements found for such within the McKenzie Municipal-Regional Subdivision Regulations and Zoning Ordinance.

Recommendation:

Staff recommends approval subject to all certification signatures being provided including both respective property owners.

OTHER BUSINESS

1. Review of the Proposed Revisions to the McKenzie Sign Ordinance

Background / Analysis:

As a result of the Agenda meeting held on Thursday, October 10, 2013, staff has prepared the following for your review and consideration: